

**Branlay
Mossfield, Invergordon
IV18 0LG**



This four bedroom detached bungalow offers many pleasing features including a detached double garage, good security arrangements, modern kitchen and bathroom fittings, a garden and views over the surrounding countryside. The property is also fully double-glazed, has oil central heating and has well-proportioned and well-presented accommodation within.

OFFERS OVER £280,000

HSPC Reference: 57395

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com



PROPERTY

This detached bungalow will suit a variety of potential purchasers including the young and elderly alike. The accommodation within consists of an entrance vestibule, an entrance hall, a generous sized lounge, an open plan kitchen/dining room/family room, a utility room, a WC, a family bathroom and four bedrooms, all of which having fitted wardrobes and the master having an en-suite shower room. It has good security features including CCTV, an intruder alarm and remote controlled electric entrance gates with intercom system. It is surrounded by its garden grounds from which views over the surrounding countryside can be enjoyed. The detached double garage has power and lighting and a driveway provides ample space for off-street parking.

GARDENS

The garden to the front is fully enclosed and is laid to a combination of grass and a gravel driveway which provides ample space for off-street parking and which leads to the detached double garage. The garden is accessed via a set of electric remote controlled gates with intercom system. The rear garden is again fully enclosed and can be accessed directly from the house via the kitchen/diner or the utility, or alternatively via gated access from the front garden. It has a



combination of grass, patio, decking and a bark chipped play area with raised flowerbeds. Situated in the rear garden and included in the sale is a timber playhouse, a shed and a dog run.

LOCATION

Mossfield is situated approx. 2 miles from Invergordon where local amenities include primary and secondary schools, supermarket shopping, restaurants, a medical centre and bus routes. More amenities can be found in Alness and include supermarket shopping and general High Street shops. The Highland Capital of Inverness is approximately 24 miles away, where a comprehensive range of amenities including Eastgate Shopping Centre, supermarkets, a Post Office, High Street shops, hotels, cafés, bars, restaurants as well as train and bus stations can all be accessed.



GENERAL DESCRIPTION

The double-glazed front door of the property opens on to the entrance vestibule.

ENTRANCE VESTIBULE

Approx. 1.67m x 1.37m

The vestibule has solid oak flooring, a radiator and has a glazed door that opens on to the hall.

ENTRANCE HALL

The hallway has been fitted with a continuation of the oak flooring from the vestibule, has two radiators and access to a partially floored loft. It has glazed doors to the lounge, the family room and the kitchen/ dining room and doors to all four bedrooms, the bathroom, a storage cupboard and double doors to a further shelved storage cupboard.

LOUNGE

Approx. 5.99m x 5.34m

This room is carpeted, has a window to the front elevation and has a glazed door to the family room.





FAMILY ROOM

Approx. 3.08m x 3.98m

The family room is carpeted, has a radiator and there is a window that is to the side elevation. This room is open plan to the kitchen/diner by the way of an arch.

KITCHEN / DINING ROOM

Approx. 6.01m x 4.57m

This room has oak flooring, a radiator and is a double aspect room having a window to side elevation and one to the rear. Double-glazed patio doors open from the dining area to the larger of two decked areas in the rear garden. The kitchen comprises wall and base mounted solid oak units with granite worktops, a work island in which an integral electric hob and oven is set and which above is an extractor hood. It has a stainless-steel 1½ bowl sink with drainer and mixer tap, an integrated dishwasher, a wine cooler and there is space for a fridge-freezer. From the kitchen there is a door to the utility room.

UTILITY ROOM

Approx. 1.67 m x 2.22 m

The floor of this room has been tiled, it has a radiator, a double-glazed door to the rear garden and doors to a boiler cupboard and to a WC. There is a worktop under which can be found plumbing for a washing machine and space for a tumble dryer.

WC

Approx. 1.67m x 2.22m

Having a tiled floor, this room comprises a WC and a wash hand basin.

BEDROOM ONE

Approx. 4.38m x 3.07m

The master bedroom is carpeted, has a window to the rear elevation, a radiator, two double fitted wardrobes and there is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 2.34m x 1.97m

This room comprises a WC, a wash hand basin and a wet-walled shower cubicle. It has a tiled floor, a ladder radiator and a window that is to the rear elevation.



BEDROOM TWO

Approx. 3.37m x 2.80m

The second bedroom is carpeted, has a window to the front elevation, a radiator and has a double fitted wardrobe.

BEDROOM THREE

Approx. 3.47m x 3.07m

This room has a window to the rear elevation, is carpeted and has a radiator. It also boasts a double fitted wardrobe.

BEDROOM FOUR

Approx. 3.08m x 3.48m

The fourth bedroom is carpeted, has a double fitted wardrobe, a window that is to the front elevation and also has a radiator.

BATHROOM

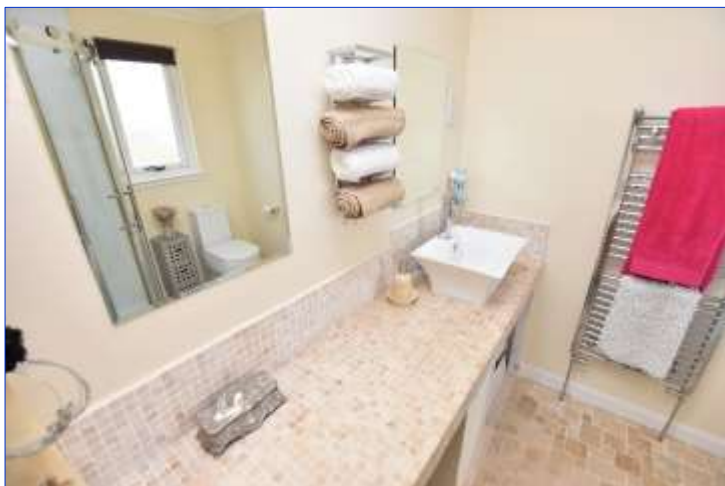
Approx. 2.29m x 3.47m

The family bathroom has an extractor fan, a window to the front elevation, a ladder radiator and a tiled floor with electric under-floor heating. It comprises a wet-walled shower cubicle, a wash hand basin, a WC and a free-standing bath with shower mixer tap.

GARAGE

Approx. 5.80m x 6.98m

The detached double garage has power, lighting and an up and over door. A door giving pedestrian access and a window are both to the side.



SERVICES

Mains water, electricity and drainage.



HEATING

Oil fired central heating.

GLAZING

Fully double-glazed.

EXTRAS

All carpets, fitted floor coverings, blinds and wine cooler.

VIEWING

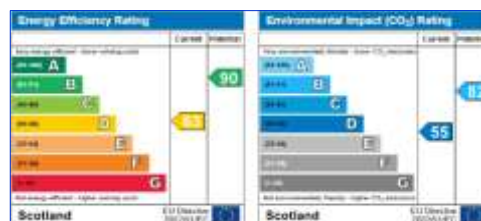
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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